

## **6—Major Maintenance Definitions**

**Overview of Major Maintenance Definitions**

Major Maintenance refers to renovation and repair of building components and systems, as defined in this section.

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**List of Topics for This Document**

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**Restrictions Placed on the Funds**

Section 8.57, subsection 6, paragraph “c” of the Code of Iowa reads as follows:

*“c. Moneys in the fund in a fiscal year shall be used as directed by the general assembly for public vertical infrastructure projects. For the purposes of this subsection, "vertical infrastructure" includes only land acquisition and construction; major renovation and major repair of buildings; all appurtenant structures; utilities; site development; recreational trails; and debt service payments on academic revenue bonds issued in accordance with chapter 262A for capital projects at board of regents institutions. "Vertical infrastructure" does not include routine, recurring maintenance or operational expenses or leasing of a building, appurtenant structure, or utility without a lease-purchase agreement.” Note: The “fund” referenced in this paragraph is the Rebuild Iowa Infrastructure Fund.*

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**Major Maintenance Definition**

The Iowa Vertical Infrastructure Advisory Committee has developed the following definition for Major Maintenance:

*Expenditures made beyond the regular, normal upkeep of physical properties (i.e. Land, Buildings, and Equipment) for the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards. Tangible personal property as defined in the section “Routine Maintenance Definitions” shall not be eligible for major maintenance funds.*

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**Vertical Infrastructure Committee Priorities**

The Vertical Infrastructure Committee has established broad priorities for accomplishing vertical infrastructure work across the state. These priorities will serve as the basis for evaluating and ranking project requests, including Major Maintenance Project requests. In order, the priorities are as follows:

- 1) Threats to health, life and fire safety, provided they are necessary to preserve the lives, health and safety of citizens, residents, state workers and visitors to state facilities.
  - 2) Non-emergency repairs, which do not pose an immediate life safety threat to the users but which are resulting in or could result in exponential damage to the structure.
  - 3) Projects that increase or maintain access under Americans with Disabilities Act and/or are included as Transition Plan requirements.
  - 4) Scheduled maintenance of equipment that is currently functioning in order to prolong the equipment life.
  - 5) Projects to increase operational or energy efficiency of building equipment or structure. This may include renovation work, provided the renovation work is not for purely aesthetic or functional reasons. Repairs to alleviate life safety issues or exponential damage shall be an integral part of the renovation work. Building replacement, if
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replacement of an existing facility is more cost effective than repairs to alleviate life, health and safety issues or exponential damage, could also be funded. Only energy efficiency projects that are not eligible for Energy Bank or lease-purchase financing may receive Major Maintenance funding.

- 6) Building demolition.

**Examples of Major Maintenance**

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Examples of Major Maintenance projects include:

- Repair or replacement of components such as
    - Roofs
    - Boilers
    - Windows
    - Generators or
    - Utility distribution systems
  - Additions or changes to safety systems such as
    - Fire alarms
    - Fire sprinklers
    - Fire exits or
    - Security systems
  - Necessary changes to facilities to meet regulatory requirements of the
    - Americans with Disabilities Act (ADA)
    - Occupational Safety and Health Administration (OSHA)
    - Environmental Protection Agency (EPA)
    - Iowa State Building Code or
    - Other applicable codes.
  - Recommended changes to facilities to meet the standards developed by organizations such as the
    - American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
    - Joint Commission on Accreditation of Healthcare Organizations (JCAHO).
  - Design and project management services necessary for any of the above projects.
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**Projects Not Considered Major Maintenance**

Projects that **will not** be considered for Major Maintenance funding include:

- Capital projects (see Capital Projects in this section)
- Emergency projects eligible for other funding sources
- Energy efficiency projects eligible for financing
- Routine Maintenance
- New Construction
- Adaptive Reuse

**Capital Projects**

Capital projects are generally those projects

- With a cumulative cost equaling or exceeding \$250,000 **and**
- Requiring specific review and recommendations from the Governor, as defined in 8.3A of the *Code of Iowa*.

Note: Major Maintenance projects **may** exceed \$250,000.

**Capital Project Examples**

Examples of Capital Projects include:

- New construction
- Adaptive reuse of existing building
- Major repair or replacement of multiple building components.

**Emergency Repair Definition**

The Department of Administrative Services, General Services Enterprise, will use the following definition of emergency repair for purposes of project prioritization, funding and staffing:

*An unexpected situation or sudden occurrence of a serious and urgent nature that demands immediate action either to prevent closure of a facility or a program activity within the facility; or to prevent further damage to a facility structure, building component or site system; or to prevent injury.*

**Examples of Emergency Repairs**

Examples of emergency repairs include:

- Damage resulting from a storm, flood or fire, and in particular, damage requiring immediate attention to prevent further damage (loss of a roof) or to restore the use of a facility (loss of power, water or heat).
  - Repeated failure over a short period of time of a building component or site system requiring stop-gap measures to allow for continued use.
  - Imminent failure of a building component or site system.
  - Conditions creating a threat to life and safety of people utilizing a facility or portion of a facility.
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